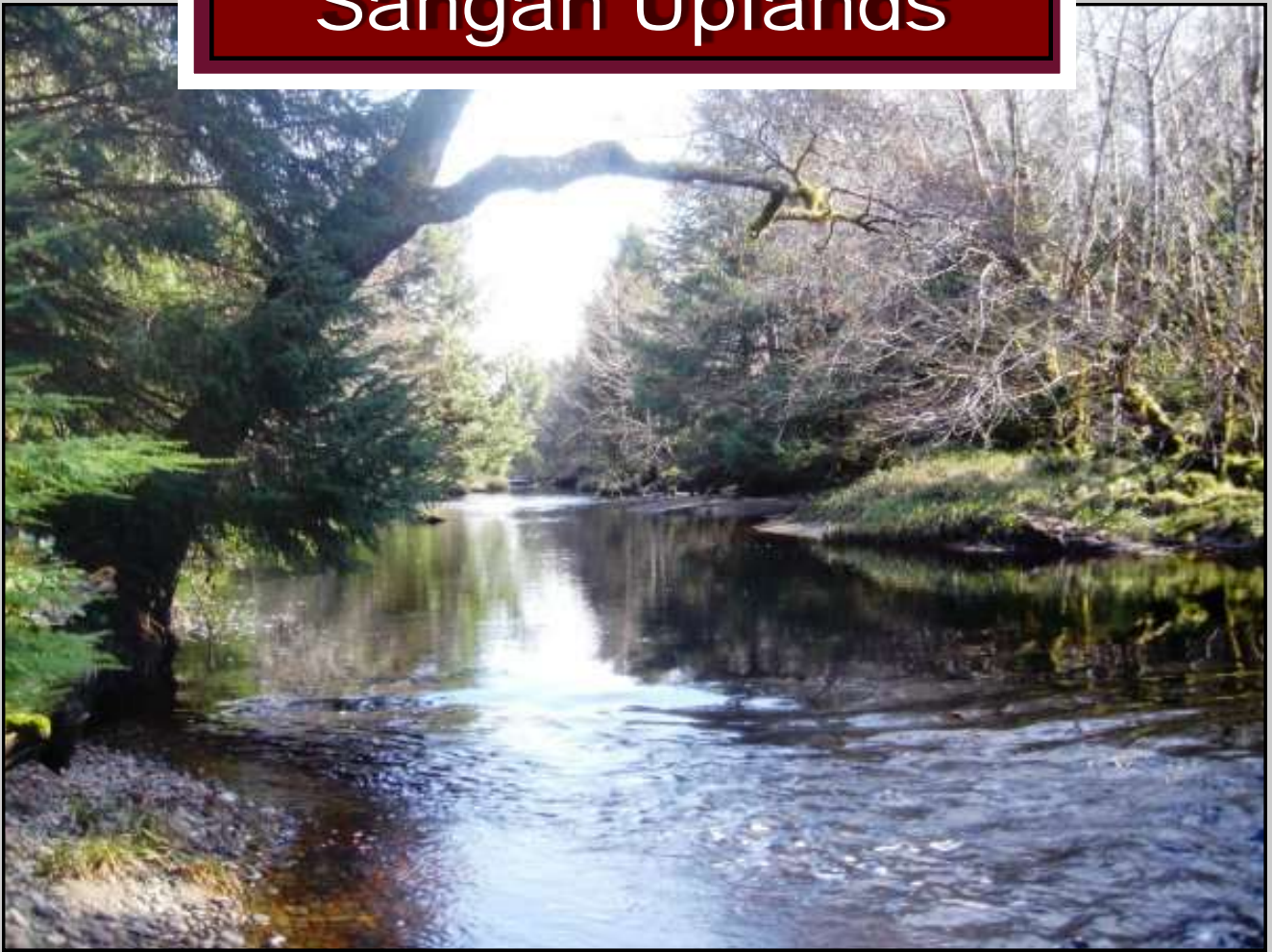




NIHO Land & Cattle Co.

Sangan Uplands



www.niho.com

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Sangan Uplands

PROPERTY NO: PR19
SIZE: 160 Acres
MAP REFERENCE: 103J
GPS COORDINATES (CENTRE OF PROPERTY): -131.959481, 54.026495

Coordinates are approximate and to be used for reference purposes only.

ELEVATION: 20 - 40m

LOCATION:

The property is located 7 miles east of Masset on the north beach, in the north section of Naikoon Park, which is located on the north shore of Graham Island on Haida Gwaii (also known as the Queen Charlotte Islands).

ACCESS:

Haida Gwaii can be reached by plane or ferry with daily flights on Air Canada to Sandspit (on Moresby Island) from Vancouver. There is also air service from Vancouver to Masset with Pacific Coastal Airlines. North Pacific Seaplanes offers air service from Prince Rupert to Masset.

BC Ferries services the islands from Prince Rupert with 5 sailings a week in summer and 3 in winter from Prince Rupert to Skidegate on Graham Island. Sailing time is approximately 6 hours.

Rental cars are available in Sandspit, Masset and Queen Charlotte City.

From Sandspit drive 6 miles (10 km) to the Kwuna ferry to Skidegate. From Skidegate travel north to Masset on Highway 16 (an extension of the Yellowhead Hwy) for 63 miles (101 km). There is a good paved and gravel road from Masset to Tow Hill.

RECREATION:

There are freshwater streams in abundance as well as the ocean itself, to lure adventurous fishers to this unique spot. Hiking, biking and walking on the beaches or numerous trails provides enjoyment as well as relaxation for the outdoor enthusiasts. Chum Salmon, Coho Salmon, Cutthroat Trout, Dolly Varden, Pink Salmon Staghorn Sculpin, Steelhead can be found in the Sangan River a hundred yards south of the lots. One of Masset's attractions is the world famous Delkatla Wildlife Sanctuary. This sanctuary is on the southern route for migratory birds. At least 140 different species have been seen at different times. The once endangered Trumpeter Swan winters here and the Sandhill Crane spends the summer here. The Sanctuary is becoming internationally recognized for its importance as a nesting, feeding and wintering area.

Naikoon Provincial Park, one of the two provincial parks on Graham Island, consists of 72,660 ha (179,493 acres) of low bog land and superb sand dunes, with forests occurring only along river valleys and hills. Naikoon reaches out into Hecate Strait and culminates in Rose Spit, an ecological reserve and excellent spot for watching birds migrating south. Naikoon Park is known for its beautiful scenery, excellent hiking trails and wilderness campsites.

The Tlell River is famous for its coho salmon and steelhead trout. Haida Gwaii is well known for their abundant wildlife, especially hundreds of small deer. Seeing fifty to sixty in a day is not uncommon. The venison from these islands is superb and known throughout British Columbia as some of the best venison in the province. There are also herds of elk on these islands. The islands offer some of the world's best ocean fishing for salmon and halibut, great steelhead rivers, trout fishing in lakes and rivers. This area is a legend among sports fisherman worldwide with its first class lodges such as the Peregrine Lodge, Queen Charlotte Lodge and Langara Lodge. Outdoor recreation activities include sea kayaking, some of the best razor clam beaches, beachcombing, photography, camping, numerous hiking trails, boating, crabbing, shell fishing and so much more.



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DESCRIPTION:

The property is square in shape and the northern part of the property was logged some 30 years ago. Most of the property is covered with a new growth of trees consisting mainly of spruce, but there is some hemlock and cedar stands scattered among the spruce. There are some patches of old growth timber still remaining on the property.

The Sangan River runs through the property in an east-west direction in the north 1/3 of the site. The Sangan River is world-renowned for its fishing with Chum Salmon, Coho Salmon, Cutthroat Trout, Dolly Varden, Pink Salmon & Steelhead swimming through these waters.

AREA DATA:

Haida Gwaii (Queen Charlotte Islands) are a triangular archipelago of some 200 islands, most of them small and uninhabited, covering an area of 9,596 sq. km, running (251 km) 156 miles from south to north, and (84 km) 52 miles west to east. They are separated from the mainland by Hecate Strait, to the north, ranging in width from (50km) 31 feet to (130km) 81 miles. The largest islands are Graham to the north, and Moresby to the south.

Graham Island is the largest, most accessible, and most populated of Haida Gwaii. The average actual rainfall is higher than the average actual rainfall at Vancouver International Airport, but less than that of North Vancouver. The isolation and climate make the islands distinctly different from the mainland and permit unique subspecies to thrive here. Luxurious rain forests, shell scattered shorelines and sandy beaches provide superlative wilderness adventures.

Masset (Pop. 884) is 25 miles (40 km) north of Port Clements. Masset, on Masset Sound is the largest community on Graham Island. Located at the end of Highway 16, amenities include full tourist services, restaurants, accommodations, RV park open year-round and groceries. Boat launching and moorage facilities are available along with Canada's most northwesterly 18 hole golf course Dixon Entrance Golf and Country Club.

Visit **Old Masset**, only minutes away where local Haida artists display their silver, gold, argillite carvings and jewelry. Road access available to the north end of Naikoon Provincial Park on Tow Hill Road. Tow Hill's (109 meter) 358 feet basalt cliff is the most prominent landmark on the northeast coast.

HISTORY:

The Haida First Nation people have lived on Haida Gwaii for thousands of years. They have been referred to as the Vikings of the Northwest Pacific for their seafaring prowess. They are also well known as skilled artists, importing raw materials from the mainland and transforming them into amazing works that could still be functional. Today there are two major Haida communities left on Haida Gwaii, Old Masset and Skidegate. Both communities are vital to the island's major industries, while preserving their cultural heritage.

Haida Gwaii was the first place in British Columbia discovered and recorded by a European, Juan Perez, in July 1774. In 1787, British explorer Captain George Dixon named the islands Queen Charlotte after his ship and his Queen.

In 2009, the Queen Charlotte Islands were officially renamed Haida Gwaii.



Sangan Uplands

ZONING:

This property is zoned Agriculture & Forestry, A-1

BOUNDARIES: Surveyed by J. B. Green in May 1910

TAXES: \$1314.81 (2015)

LEGAL DESCRIPTION:

Northeast 1/4, District Lot 874, Land District 46, Except Plan 12231.

PID: 015-302-750

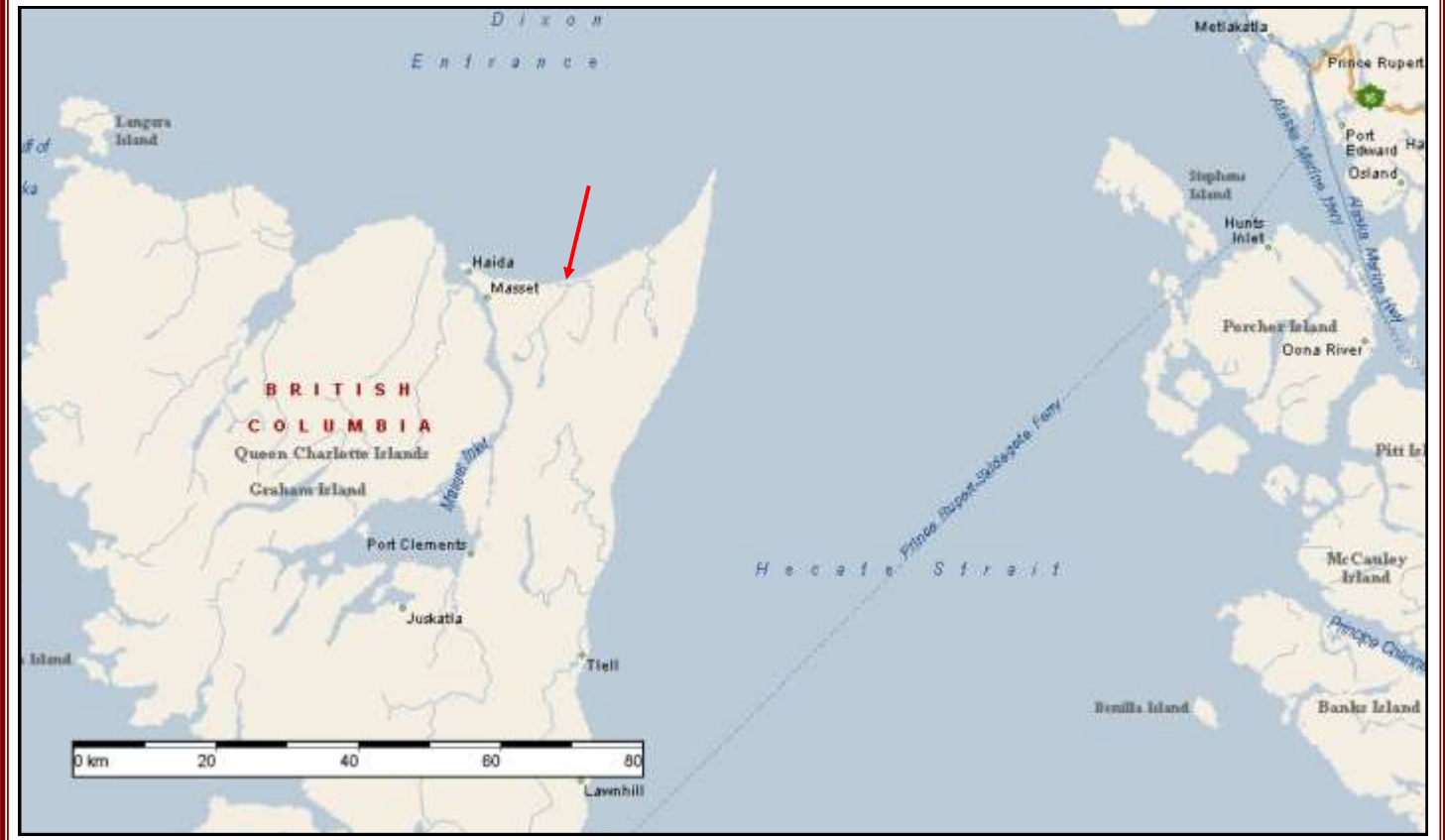
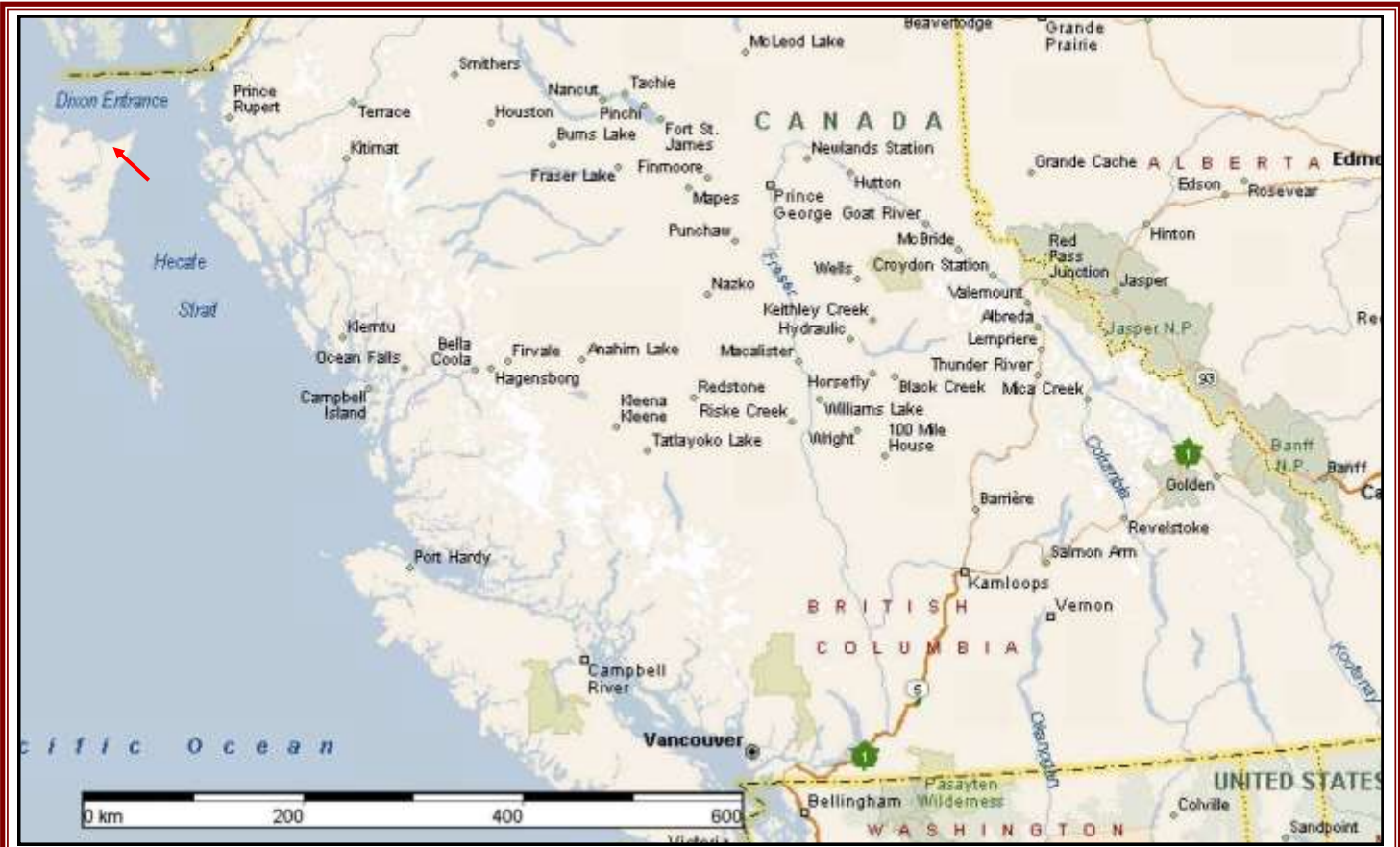
PRICE: \$195,000

Our property descriptions and geographical information are taken from the B. C. Assessment Authority, Land Titles Office, government maps and other sources. While NIHO does not guarantee the information, we believe it to be accurate. All prices are in Canadian funds and are subject to change without notice. NIHO reserves the right to remove any property from the market at any time, without notice.



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Sangan River



Sangan River



Sangan River



Sangan River



Property



Property



Beach just minutes from property



Road alongside property





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